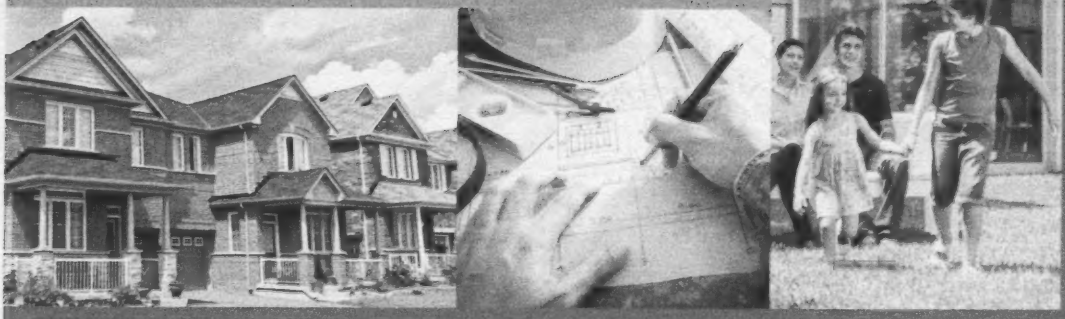
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: May 2016



Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

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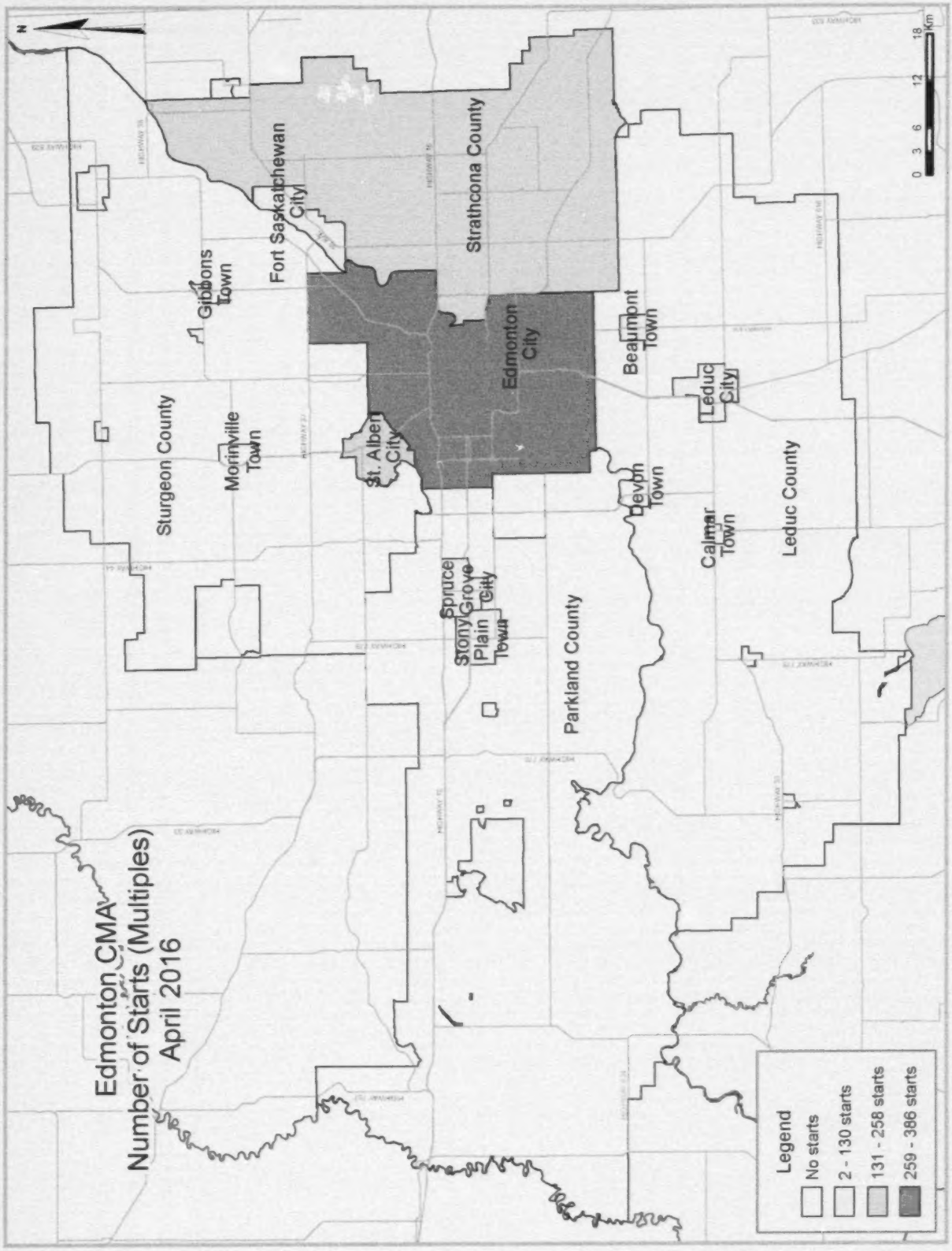
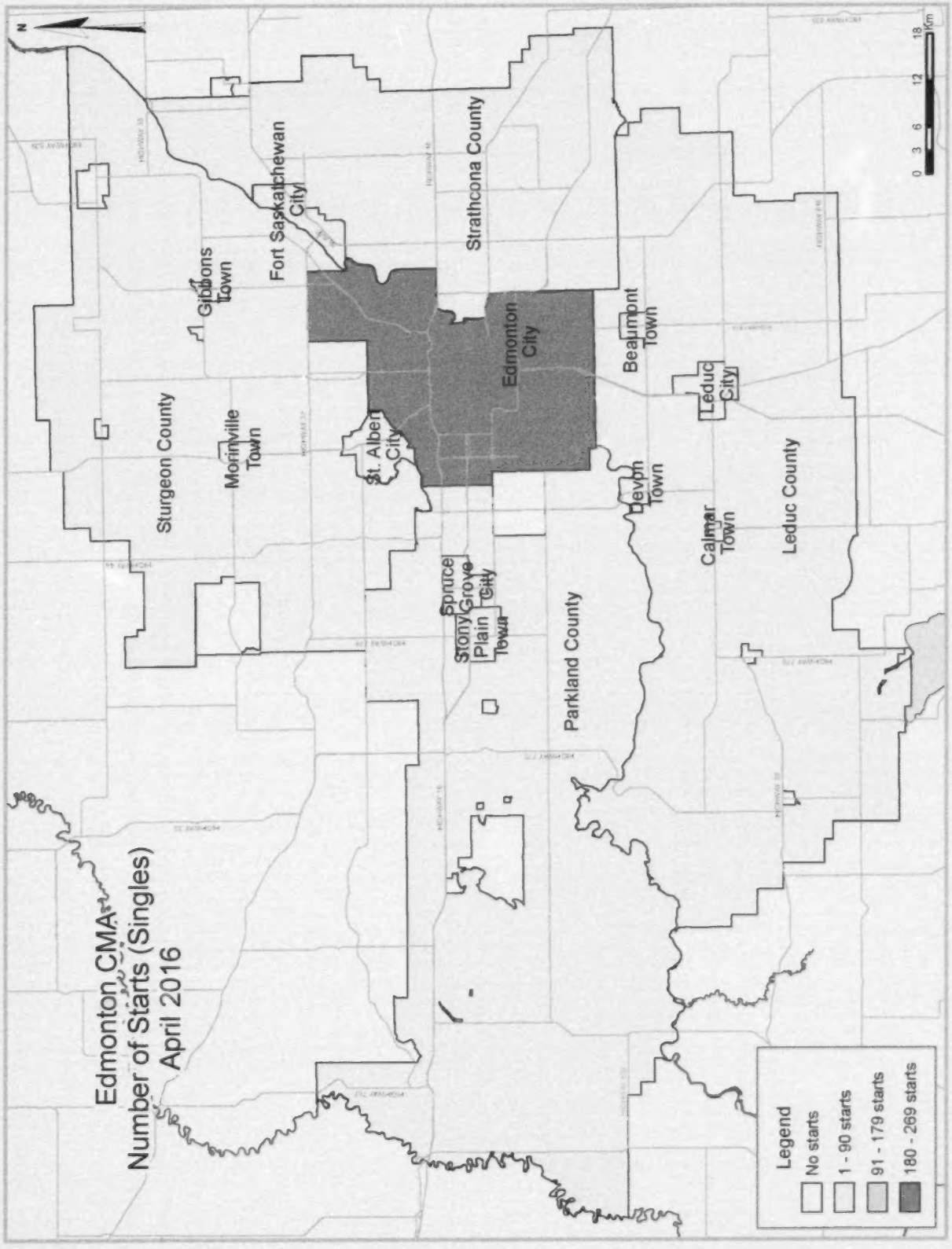
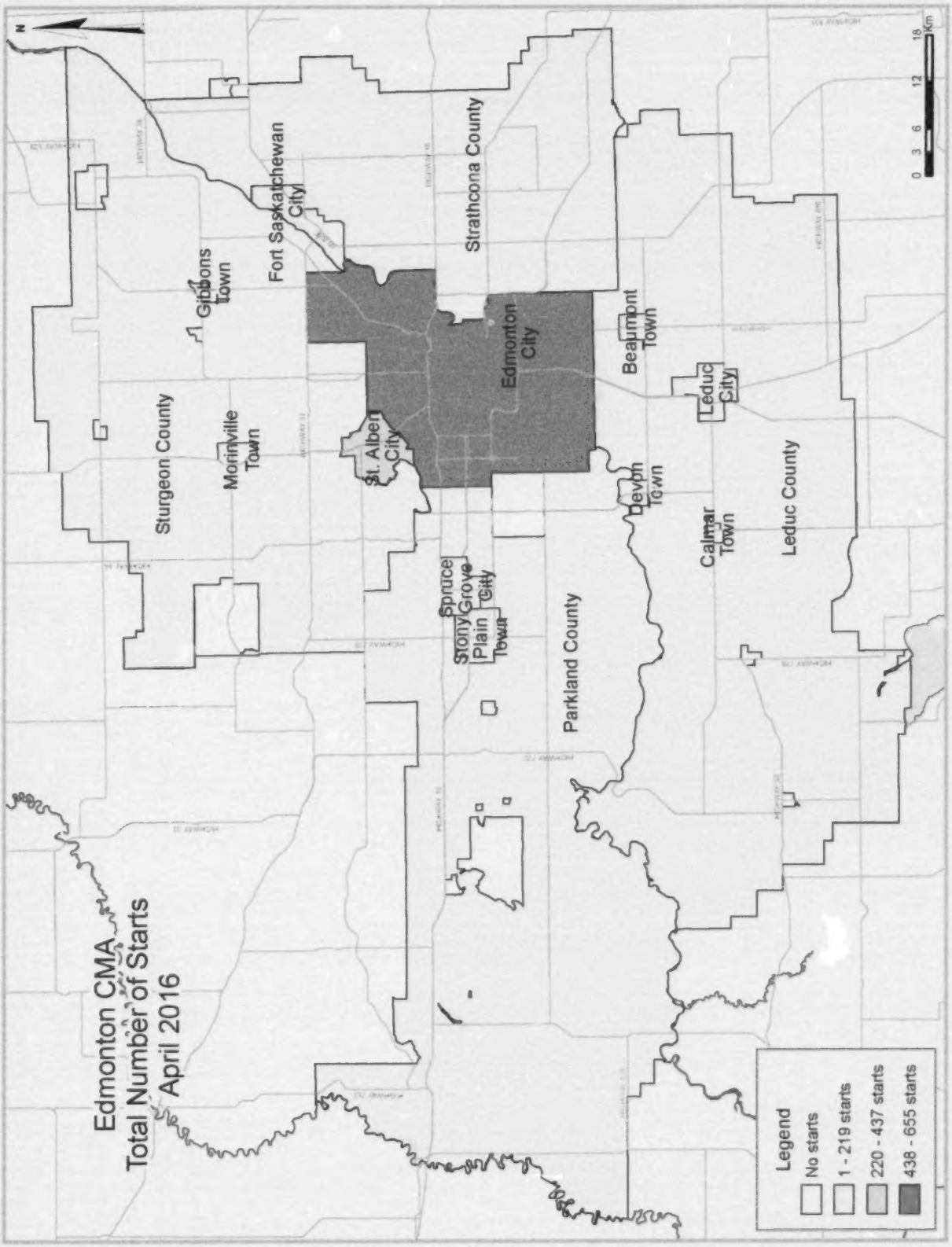
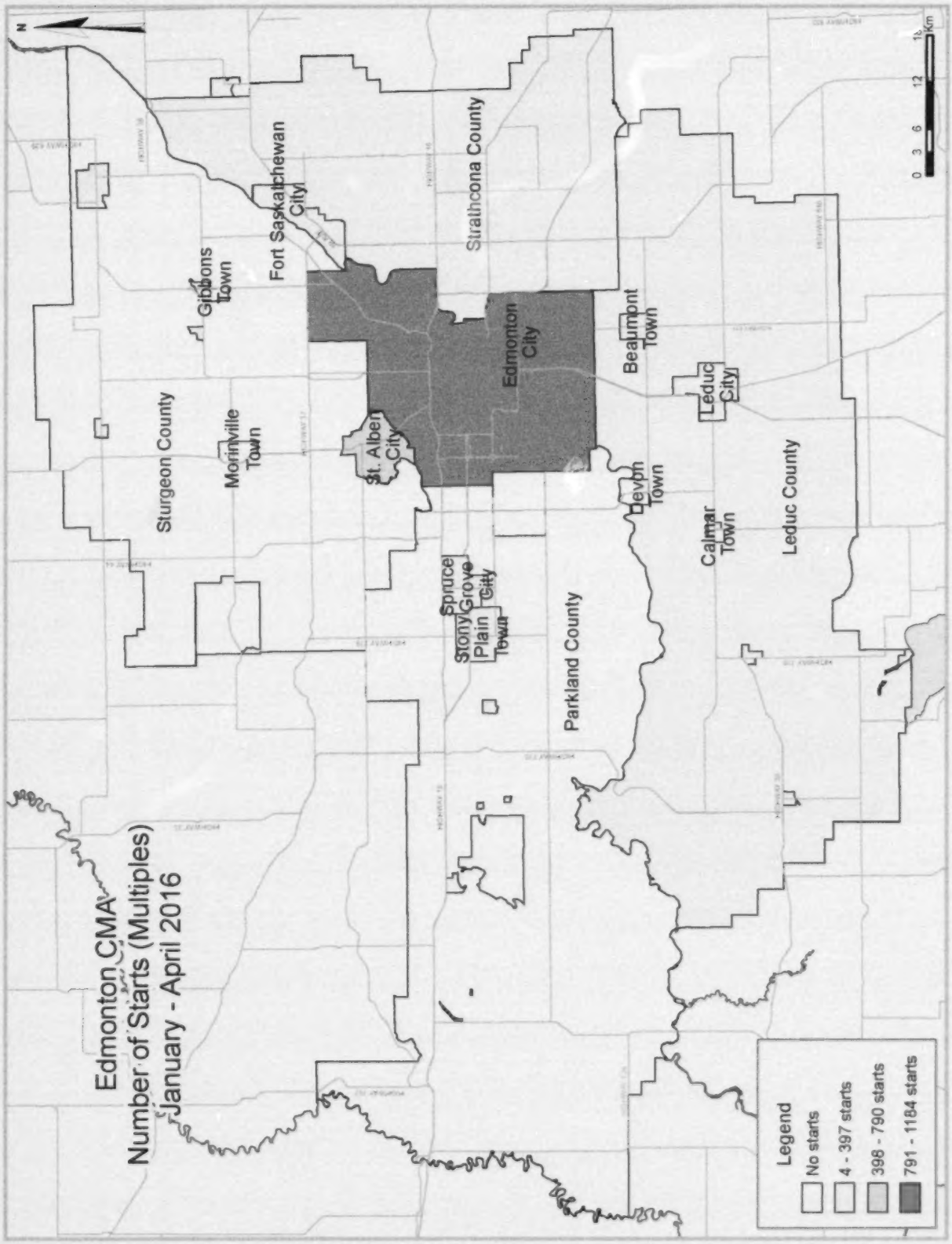
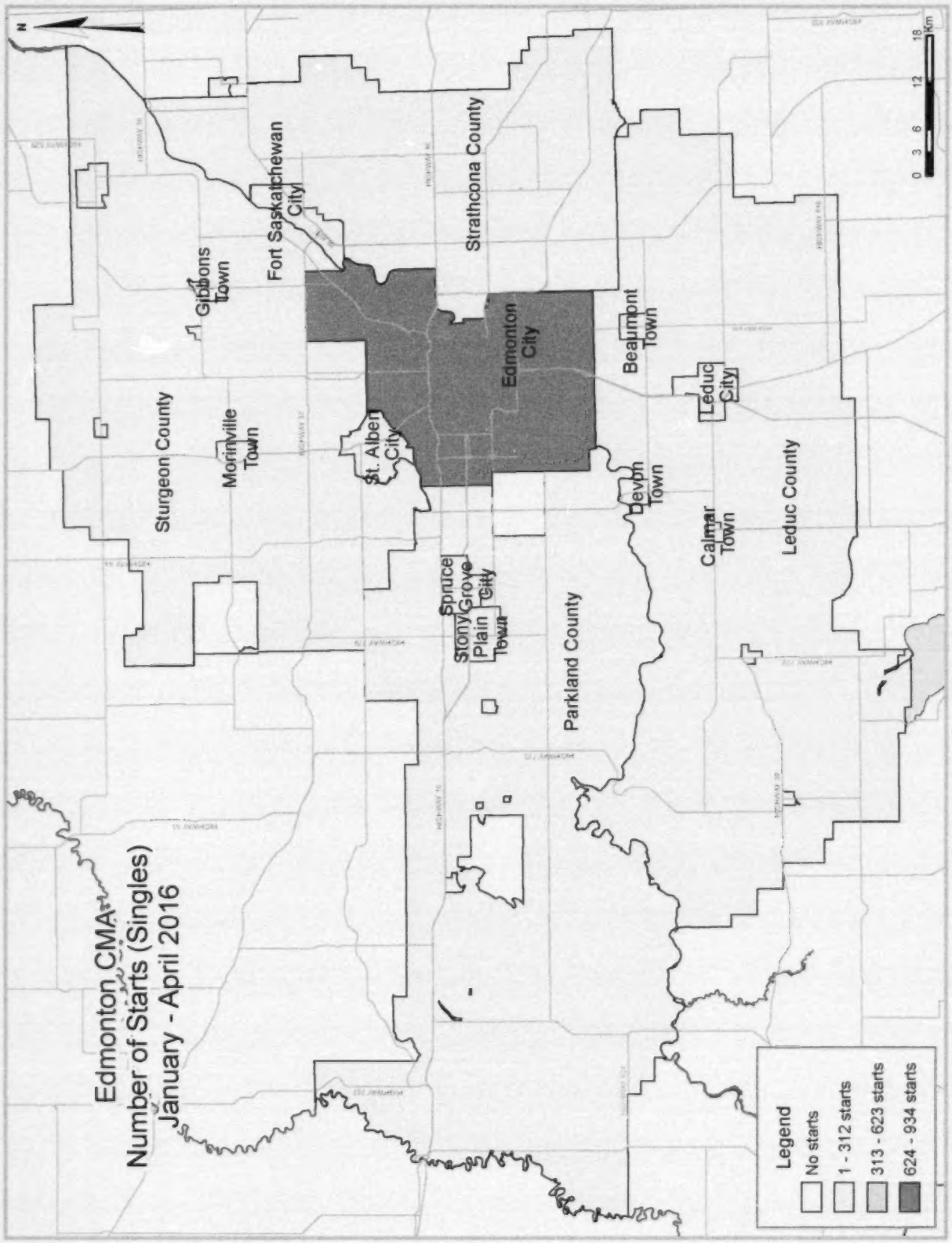
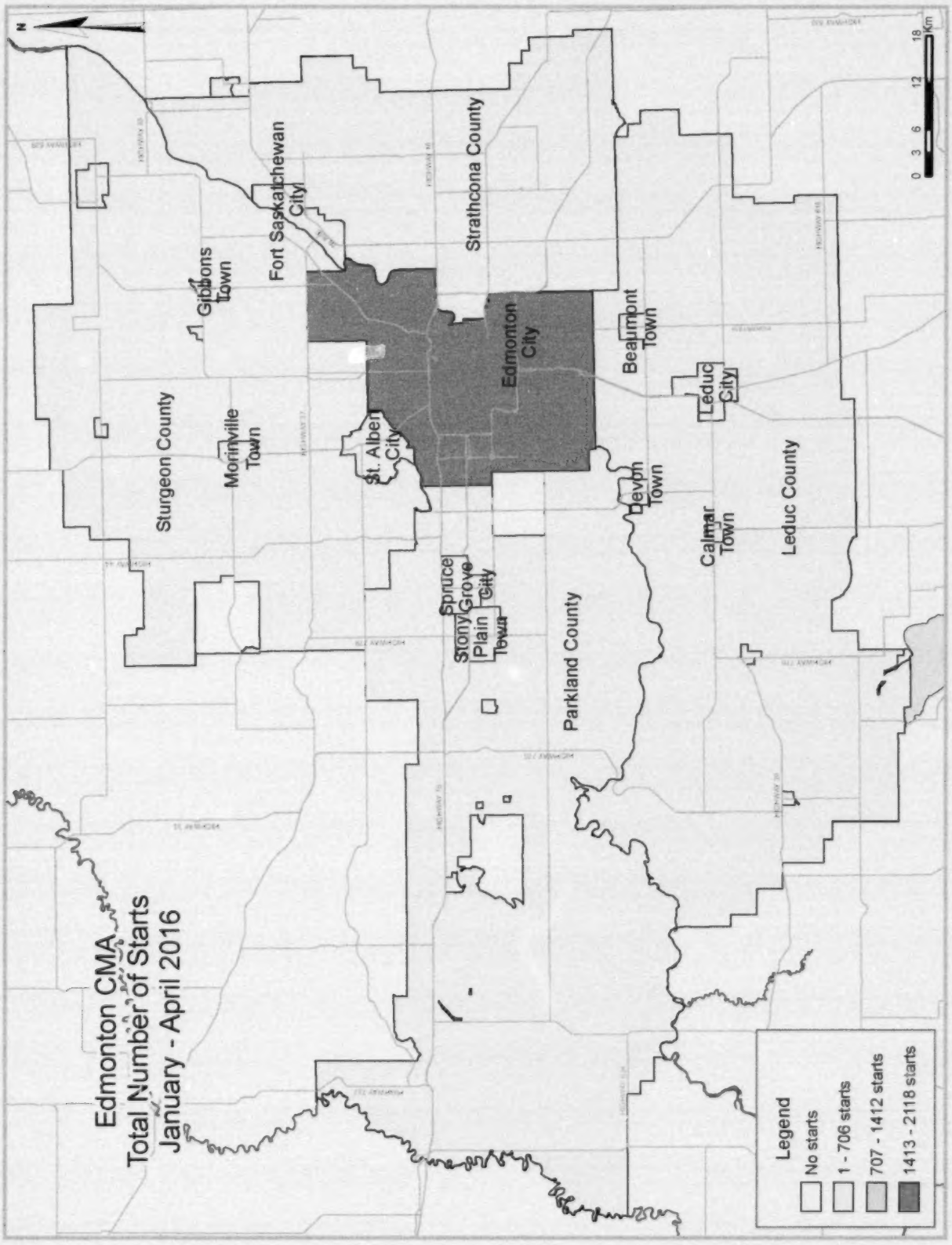

Edmonton CMA
Number of Starts (Multiples)
April 2016
Legend
No starts
2 - 130 starts
131 - 258 starts
259 - 386 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
April 2016
Legend
No starts
1 - 90 starts
91 - 179 starts
180 - 269 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
April 2016
N
0 3 6 12 18 Km
Legend
No starts
1 - 219 starts
220 - 437 starts
438 - 655 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - April 2016
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
4 - 397 starts
398 - 790 starts
791 - 1184 starts


Edmonton CMA
Number of Starts (Singles)
January - April 2016
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 312 starts
313 - 623 starts
624 - 934 starts


Edmonton CMA
Total Number of Starts
January - April 2016
N
0 3 6 12 18 Km
Legend
No starts
1 - 706 starts
707 - 1412 starts
1413 - 2118 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2016		
Edmonton CMA[1]	March 2016	April 2016
Trend[2]	11,641	11,813
SAAR	11,126	13,582
	April 2015	April 2016
Actual		
April - Single-Detached	506	338
April - Multiples	780	797
April - Total	1,286	1,135
January to April - Single-Detached	1,928	1,216
January to April - Multiples	4,863	2,030
January to April - Total	6,791	3,246

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	338	138	15	0	28	354	0	262	1,135
April 2015	505	216	55	1	59	220	11	219	1,286
% Change	-33.1	-36.1	-72.7	-100.0	-52.5	60.9	-100.0	19.6	-11.7
Year-to-date 2016	1,214	544	126	2	236	730	80	314	3,246
Year-to-date 2015	1,920	734	273	8	519	2,126	11	1,200	6,791
% Change	-36.8	-25.9	-53.8	-75.0	-54.5	-65.7	**	-73.8	-52.2
UNDER CONSTRUCTION									
April 2016	2,713	1,168	361	6	864	4,689	480	2,607	12,888
April 2015	4,415	1,684	475	12	996	5,810	98	3,300	16,790
% Change	-38.6	-30.6	-24.0	-50.0	-13.3	-19.3	**	-21.0	-23.2
COMPLETIONS									
April 2016	470	168	13	0	45	412	15	417	1,540
April 2015	529	182	21	0	79	65	4	40	920
% Change	-11.2	-7.7	-38.1	n/a	-43.0	**	**	**	67.4
Year-to-date 2016	1,834	788	120	1	233	662	44	1,572	5,254
Year-to-date 2015	2,188	708	151	5	427	319	44	879	4,721
% Change	-16.2	11.3	-20.5	-80.0	-45.4	107.5	0.0	78.8	11.3
COMPLETED & NOT ABSORBED									
April 2016	846	495	64	0	100	344	n/a	n/a	1,849
April 2015	601	215	22	0	80	147	n/a	n/a	1,065
% Change	40.8	130.2	190.9	n/a	25.0	134.0	n/a	n/a	73.6
ABSORBED									
April 2016	465	173	20	0	40	371	n/a	n/a	1,069
April 2015	520	181	6	0	72	62	n/a	n/a	841
% Change	-10.6	-4.4	**	n/a	-44.4	**	n/a	n/a	27.1
Year-to-date 2016	1,758	688	107	1	192	627	n/a	n/a	3,373
Year-to-date 2015	2,108	721	78	6	411	328	n/a	n/a	3,652
% Change	-16.6	-4.6	37.2	-83.3	-53.3	91.2	n/a	n/a	-7.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
April 2016	269	104	15	0	24	153	0	90	655
April 2015	353	142	49	1	50	159	0	219	973
Beaumont Town									
April 2016	8	2	0	0	0	0	0	0	10
April 2015	10	2	6	0	0	0	0	0	18
Devon Town									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2016	7	6	0	0	0	0	0	0	13
April 2015	18	28	0	0	5	0	7	0	58
Leduc City									
April 2016	5	4	0	0	0	0	0	0	9
April 2015	17	6	0	0	0	0	0	0	23
Leduc County									
April 2016	7	0	0	0	0	0	0	0	7
April 2015	12	0	0	0	0	0	0	0	12
Morinville Town									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	1	0	0	0	0	0	0	0	1
Parkland County									
April 2016	3	0	0	0	0	0	0	0	3
April 2015	9	0	0	0	0	0	0	0	9
Spruce Grove City									
April 2016	7	10	0	0	0	0	0	0	17
April 2015	30	16	0	0	0	0	0	0	46
St. Albert City									
April 2016	10	8	0	0	4	201	0	0	223
April 2015	16	6	0	0	0	0	0	0	22
Stony Plain Town									
April 2016	3	2	0	0	0	0	0	0	5
April 2015	10	2	0	0	0	0	0	0	12
Strathcona County									
April 2016	10	2	0	0	0	0	0	172	184
April 2015	18	14	0	0	4	61	0	0	97
Sturgeon County									
April 2016	6	0	0	0	0	0	0	0	6
April 2015	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	5	0	0	0	0	0	4	0	9
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2016	338	138	15	0	28	354	0	262	1,135
April 2015	505	216	55	1	59	220	11	219	1,286

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
April 2016	1,826	894	247	6	729	3,846	232	1,929	9,709
April 2015	2,970	1,214	422	9	808	5,217	3	2,619	13,262
Beaumont Town									
April 2016	129	22	13	0	0	8	65	63	300
April 2015	101	20	10	0	0	0	0	0	131
Devon Town									
April 2016	3	0	0	0	0	0	0	0	3
April 2015	6	0	0	0	0	0	0	0	6
Fort Saskatchewan City									
April 2016	44	54	7	0	13	0	66	48	232
April 2015	139	114	4	1	9	0	54	48	369
Leduc City									
April 2016	120	30	8	0	23	0	4	90	275
April 2015	181	88	28	0	21	160	37	104	619
Leduc County									
April 2016	77	4	3	0	0	0	0	0	84
April 2015	141	0	0	0	0	0	0	0	141
Morinville Town									
April 2016	21	0	0	0	0	3	0	36	60
April 2015	55	0	3	0	4	0	0	36	98
Parkland County									
April 2016	91	0	0	0	0	0	0	0	91
April 2015	114	4	0	0	0	0	0	0	118
Spruce Grove City									
April 2016	75	88	68	0	31	124	38	0	424
April 2015	198	144	4	0	46	68	0	104	564
St. Albert City									
April 2016	104	50	0	0	44	517	0	0	715
April 2015	116	24	0	0	42	137	0	188	507
Stony Plain Town									
April 2016	25	14	3	0	16	135	71	66	330
April 2015	66	24	0	0	20	0	0	0	110
Strathcona County									
April 2016	119	10	4	0	8	56	0	371	568
April 2015	185	50	0	2	46	228	0	197	708
Sturgeon County									
April 2016	55	0	0	0	0	0	0	0	55
April 2015	94	0	0	0	0	0	0	0	94
Remainder of the CMA									
April 2016	24	2	8	0	0	0	4	4	42
April 2015	49	2	4	0	0	0	4	4	63
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2016	2,713	1,168	361	6	864	4,689	480	2,607	12,888
April 2015	4,415	1,684	475	12	996	5,810	98	3,300	16,790

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
April 2016	333	122	13	0	45	412	15	307	1,247
April 2015	416	128	17	0	55	65	4	0	685
Beaumont Town									
April 2016	16	8	0	0	0	0	0	0	24
April 2015	17	6	0	0	0	0	0	0	23
Devon Town									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2016	3	4	0	0	0	0	0	0	7
April 2015	21	6	0	0	2	0	0	0	29
Leduc City									
April 2016	16	6	0	0	0	0	0	0	22
April 2015	29	12	0	0	0	0	0	0	41
Leduc County									
April 2016	17	0	0	0	0	0	0	0	17
April 2015	6	0	0	0	0	0	0	0	6
Morinville Town									
April 2016	8	8	0	0	0	0	0	0	16
April 2015	6	0	0	0	0	0	0	0	6
Parkland County									
April 2016	9	0	0	0	0	0	0	0	9
April 2015	1	0	0	0	0	0	0	0	1
Spruce Grove City									
April 2016	18	18	0	0	0	0	0	0	36
April 2015	7	20	4	0	15	0	0	0	46
St. Albert City									
April 2016	9	0	0	0	0	0	0	110	119
April 2015	4	0	0	0	0	0	0	0	4
Stony Plain Town									
April 2016	4	2	0	0	0	0	0	0	6
April 2015	0	6	0	0	0	0	0	0	6
Strathcona County									
April 2016	15	0	0	0	0	0	0	0	15
April 2015	15	4	0	0	7	0	0	40	66
Sturgeon County									
April 2016	13	0	0	0	0	0	0	0	13
April 2015	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
April 2016	8	0	0	0	0	0	0	0	8
April 2015	5	0	0	0	0	0	0	0	5
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2016	470	168	13	0	45	412	15	417	1,540
April 2015	529	182	21	0	79	65	4	40	920

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2016	511	287	33	0	47	279	n/a	n/a	1,157
April 2015	285	102	8	0	41	113	n/a	n/a	549
Beaumont Town									
April 2016	27	10	8	0	0	0	n/a	n/a	45
April 2015	24	0	0	0	0	0	n/a	n/a	24
Devon Town									
April 2016	0	2	0	0	0	0	n/a	n/a	2
April 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
April 2016	64	43	3	0	5	0	n/a	n/a	115
April 2015	56	12	0	0	2	0	n/a	n/a	70
Leduc City									
April 2016	58	23	14	0	2	0	n/a	n/a	97
April 2015	59	13	0	0	1	0	n/a	n/a	73
Leduc County									
April 2016	12	0	0	0	0	0	n/a	n/a	12
April 2015	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
April 2016	15	10	0	0	0	0	n/a	n/a	25
April 2015	3	0	0	0	0	0	n/a	n/a	3
Parkland County									
April 2016	6	0	0	0	0	0	n/a	n/a	6
April 2015	9	2	0	0	0	0	n/a	n/a	11
Spruce Grove City									
April 2016	52	66	0	0	6	27	n/a	n/a	151
April 2015	51	43	8	0	11	34	n/a	n/a	147
St. Albert City									
April 2016	35	16	0	0	5	0	n/a	n/a	56
April 2015	42	5	0	0	1	0	n/a	n/a	48
Stony Plain Town									
April 2016	25	25	6	0	8	0	n/a	n/a	64
April 2015	25	31	6	0	6	0	n/a	n/a	68
Strathcona County									
April 2016	30	13	0	0	23	38	n/a	n/a	104
April 2015	35	7	0	0	18	0	n/a	n/a	60
Sturgeon County									
April 2016	3	0	0	0	0	0	n/a	n/a	3
April 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
April 2016	8	0	0	0	4	0	n/a	n/a	12
April 2015	3	0	0	0	0	0	n/a	n/a	3
First Nations									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
April 2016	846	495	64	0	100	344	n/a	n/a	1,849
April 2015	601	215	22	0	80	147	n/a	n/a	1,065

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
April 2016	321	113	19	0	39	369	n/a	n/a	861
April 2015	401	128	3	0	57	62	n/a	n/a	651
Beaumont Town									
April 2016	12	3	0	0	0	0	n/a	n/a	15
April 2015	16	7	0	0	0	0	n/a	n/a	23
Devon Town									
April 2016	1	0	0	0	0	0	n/a	n/a	1
April 2015	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
April 2016	5	17	0	0	0	0	n/a	n/a	22
April 2015	20	7	0	0	1	0	n/a	n/a	28
Leduc City									
April 2016	27	8	1	0	0	0	n/a	n/a	36
April 2015	23	17	0	0	0	0	n/a	n/a	40
Leduc County									
April 2016	12	0	0	0	0	0	n/a	n/a	12
April 2015	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
April 2016	7	2	0	0	0	0	n/a	n/a	9
April 2015	4	2	0	0	0	0	n/a	n/a	6
Parkland County									
April 2016	10	0	0	0	0	0	n/a	n/a	10
April 2015	1	0	0	0	0	0	n/a	n/a	1
Spruce Grove City									
April 2016	16	21	0	0	0	0	n/a	n/a	37
April 2015	16	11	3	0	4	0	n/a	n/a	34
St. Albert City									
April 2016	10	3	0	0	1	0	n/a	n/a	14
April 2015	8	0	0	0	2	0	n/a	n/a	10
Stony Plain Town									
April 2016	6	3	0	0	0	0	n/a	n/a	9
April 2015	1	5	0	0	4	0	n/a	n/a	10
Strathcona County									
April 2016	18	3	0	0	0	2	n/a	n/a	23
April 2015	16	4	0	0	4	0	n/a	n/a	24
Sturgeon County									
April 2016	14	0	0	0	0	0	n/a	n/a	14
April 2015	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CMA									
April 2016	6	0	0	0	0	0	n/a	n/a	6
April 2015	7	0	0	0	0	0	n/a	n/a	7
First Nations									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
April 2016	465	173	20	0	40	371	n/a	n/a	1,069
April 2015	520	181	6	0	72	62	n/a	n/a	841

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Edmonton City	269	354	108	154	35	87	243	378	655	973	-32.7
Beaumont Town	8	10	2	2	0	6	0	0	10	18	-44.4
Calmar Town	1	1	0	0	0	4	0	0	1	5	-80.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	7	18	6	28	0	12	0	0	13	58	-77.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	5	17	4	6	0	0	0	0	9	23	-60.9
Leduc County	7	12	0	0	0	0	0	0	7	12	-41.7
Morinville Town	1	1	0	0	0	0	0	0	1	1	0.0
Parkland County	3	9	0	0	0	0	0	0	3	9	-66.7
Spruce Grove City	7	30	10	16	0	0	0	0	17	46	-63.0
St. Albert City	10	16	8	6	4	0	201	0	223	22	**
Stony Plain Town	3	10	2	2	0	0	0	0	5	12	-58.3
Strathcona County	10	18	2	18	0	0	172	61	184	97	89.7
Sturgeon County	6	6	0	0	0	0	0	0	6	6	0.0
Remainder of the CMA	0	4	0	0	0	0	0	0	0	4	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	338	506	142	232	39	109	616	439	1,135	1,286	-11.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	934	1,360	402	570	356	673	426	3,045	2,118	5,648	-62.5
Beaumont Town	44	37	10	2	4	6	0	0	58	45	28.9
Calmar Town	3	3	0	0	0	4	0	0	3	7	-57.1
Devon Town	1	3	0	0	0	0	0	0	1	3	-66.7
Fort Saskatchewan City	18	67	20	70	4	12	48	48	90	197	-54.3
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	31	62	20	26	4	8	0	14	55	110	-50.0
Leduc County	18	38	4	0	3	0	0	0	25	38	-34.2
Morinville Town	8	15	0	0	0	0	0	0	8	15	-46.7
Parkland County	16	36	0	0	0	0	0	0	16	36	-55.6
Spruce Grove City	34	110	40	64	40	14	0	0	114	188	-39.4
St. Albert City	39	56	48	10	4	0	398	16	489	82	**
Stony Plain Town	12	29	8	14	3	4	0	0	23	47	-51.1
Strathcona County	34	74	12	60	0	0	172	199	218	333	-34.5
Sturgeon County	22	30	0	0	0	0	0	0	22	30	-26.7
Remainder of the CMA	2	8	0	0	4	0	0	4	6	12	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,216	1,928	564	816	422	721	1,044	3,326	3,246	6,791	-52.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Edmonton City	35	87	0	0	153	159	90	219
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	5	0	7	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	4	0	0	0	201	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	61	172	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	39	98	0	11	354	220	262	219

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	276	673	80	0	332	1,940	94	1,105
Beaumont Town	4	6	0	0	0	0	0	0
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	5	0	7	0	0	48	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	8	0	0	0	0	0	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	40	14	0	0	0	0	0	0
St. Albert City	4	0	0	0	398	16	0	0
Stony Plain Town	3	4	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	170	172	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	342	710	80	11	730	2,126	314	1,200

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Edmonton City	388	544	177	210	90	219	655	973
Beaumont Town	10	18	0	0	0	0	10	18
Calmar Town	1	1	0	0	0	4	1	5
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	13	46	0	5	0	7	13	58
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	9	23	0	0	0	0	9	23
Leduc County	7	12	0	0	0	0	7	12
Morinville Town	1	1	0	0	0	0	1	1
Parkland County	3	9	0	0	0	0	3	9
Spruce Grove City	17	46	0	0	0	0	17	46
St. Albert City	18	22	205	0	0	0	223	22
Stony Plain Town	5	12	0	0	0	0	5	12
Strathcona County	12	32	0	65	172	0	184	97
Sturgeon County	6	6	0	0	0	0	6	6
Remainder of the CMA	0	4	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	491	776	382	280	262	230	1,135	1,286

Table 2.5: Starts by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	1,394	2,114	550	2,429	174	1,105	2,118	5,648
Beaumont Town	58	45	0	0	0	0	58	45
Calmar Town	3	3	0	0	0	4	3	7
Devon Town	1	3	0	0	0	0	1	3
Fort Saskatchewan City	42	137	0	5	48	55	90	197
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	55	96	0	0	0	14	55	110
Leduc County	25	38	0	0	0	0	25	38
Morinville Town	8	15	0	0	0	0	8	15
Parkland County	16	36	0	0	0	0	16	36
Spruce Grove City	110	178	4	10	0	0	114	188
St. Albert City	79	66	410	16	0	0	489	82
Stony Plain Town	23	43	0	4	0	0	23	47
Strathcona County	42	115	4	189	172	29	218	333
Sturgeon County	22	30	0	0	0	0	22	30
Remainder of the CMA	6	8	0	0	0	4	6	12
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,884	2,927	968	2,653	394	1,211	3,246	6,791

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Edmonton City	333	416	134	130	61	74	719	65	1,247	685	82.0
Beaumont Town	16	17	8	6	0	0	0	0	24	23	4.3
Calmar Town	3	4	0	0	0	0	0	0	3	4	-25.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	3	21	4	8	0	0	0	0	7	29	-75.9
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	16	29	6	12	0	0	0	0	22	41	-46.3
Leduc County	17	6	0	0	0	0	0	0	17	6	183.3
Morinville Town	8	6	8	0	0	0	0	0	16	6	166.7
Parkland County	9	1	0	0	0	0	0	0	9	1	**
Spruce Grove City	18	7	18	20	0	19	0	0	36	46	-21.7
St. Albert City	9	4	0	0	0	0	110	0	119	4	**
Stony Plain Town	4	0	2	6	0	0	0	0	6	6	0.0
Strathcona County	15	15	0	4	0	7	0	40	15	66	-77.3
Sturgeon County	13	2	0	0	0	0	0	0	13	2	**
Remainder of the CMA	5	1	0	0	0	0	0	0	5	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	470	529	180	186	61	100	829	105	1,540	920	67.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	1,298	1,508	598	548	274	445	1,839	943	4,009	3,444	16.4
Beaumont Town	47	52	24	6	0	0	0	0	71	58	22.4
Calmar Town	7	12	0	0	0	0	0	0	7	12	-41.7
Devon Town	1	3	2	0	0	0	0	0	3	3	0.0
Fort Saskatchewan City	36	75	32	26	19	0	48	0	135	101	33.7
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	75	112	22	40	28	52	160	0	285	204	39.7
Leduc County	43	24	0	0	0	0	0	0	43	24	79.2
Morinville Town	19	21	16	2	0	0	0	0	35	23	52.2
Parkland County	35	46	0	2	0	0	0	0	35	48	-27.1
Spruce Grove City	68	127	70	78	4	34	16	143	158	382	-58.6
St. Albert City	44	75	22	18	16	0	110	72	192	165	16.4
Stony Plain Town	19	27	16	30	4	3	0	0	39	60	-35.0
Strathcona County	88	73	34	24	0	20	61	40	183	157	16.6
Sturgeon County	44	34	0	0	0	0	0	0	44	34	29.4
Remainder of the CMA	10	5	0	0	4	0	0	0	14	5	180.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,835	2,195	836	774	349	554	2,234	1,198	5,254	4,721	11.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Edmonton City	46	70	15	4	412	65	307	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	19	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	110	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	7	0	0	0	0	0	40
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	46	96	15	4	412	65	417	40

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	252	438	22	7	662	319	1,177	624
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	0	7	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	28	17	0	35	0	0	160	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	34	4	0	0	0	16	143
St. Albert City	5	0	11	0	0	0	110	72
Stony Plain Town	4	3	0	0	0	0	0	0
Strathcona County	0	20	0	0	0	0	61	40
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	305	512	44	42	662	319	1,572	879

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market April 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Edmonton City	468	561	457	120	322	4	1,247	685
Beaumont Town	24	23	0	0	0	0	24	23
Calmar Town	3	4	0	0	0	0	3	4
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	7	27	0	2	0	0	7	29
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	22	41	0	0	0	0	22	41
Leduc County	17	6	0	0	0	0	17	6
Morinville Town	16	6	0	0	0	0	16	6
Parkland County	9	1	0	0	0	0	9	1
Spruce Grove City	36	31	0	15	0	0	36	46
St. Albert City	9	4	0	0	110	0	119	4
Stony Plain Town	6	6	0	0	0	0	6	6
Strathcona County	15	19	0	7	0	40	15	66
Sturgeon County	13	2	0	0	0	0	13	2
Remainder of the CMA	5	1	0	0	0	0	5	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	651	732	457	144	432	44	1,540	920

Table 3.5: Completions by Submarket and by Intended Market January - April 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	1,954	2,131	856	680	1,199	633	4,009	3,444
Beaumont Town	71	58	0	0	0	0	71	58
Calmar Town	7	12	0	0	0	0	7	12
Devon Town	3	3	0	0	0	0	3	3
Fort Saskatchewan City	71	95	9	6	55	0	135	101
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	122	164	3	5	160	35	285	204
Leduc County	43	24	0	0	0	0	43	24
Morinville Town	35	23	0	0	0	0	35	23
Parkland County	35	48	0	0	0	0	35	48
Spruce Grove City	138	224	0	15	20	143	158	382
St. Albert City	66	79	5	14	121	72	192	165
Stony Plain Town	35	57	4	3	0	0	39	60
Strathcona County	107	89	15	28	61	40	183	157
Sturgeon County	44	34	0	0	0	0	44	34
Remainder of the CMA	10	5	4	0	0	0	14	5
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	2,742	3,047	896	751	1,616	923	5,254	4,721

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2016	35	11.0	93	29.2	93	29.2	40	12.6	57	17.9	318	532,500	589,620
April 2015	24	6.0	65	16.3	145	36.3	69	17.3	97	24.3	400	570,000	707,935
Year-to-date 2016	159	12.9	334	27.2	374	30.4	165	13.4	197	16.0	1,229	535,000	584,184
Year-to-date 2015	148	10.1	371	25.2	454	30.8	212	14.4	287	19.5	1,472	545,000	629,172
Beaumont Town													
April 2016	4	33.3	3	25.0	5	41.7	0	0.0	0	0.0	12	482,500	445,433
April 2015	4	25.0	6	37.5	5	31.3	1	6.3	0	0.0	16	477,500	465,314
Year-to-date 2016	11	28.9	13	34.2	10	26.3	4	10.5	0	0.0	38	475,000	457,488
Year-to-date 2015	7	15.6	17	37.8	12	26.7	8	17.8	1	2.2	45	500,000	503,695
Calmar Town													
April 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
April 2015	2	40.0	1	20.0	2	40.0	0	0.0	0	0.0	5	0	445,020
Year-to-date 2016	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	0	0
Year-to-date 2015	9	75.0	1	8.3	2	16.7	0	0.0	0	0.0	12	0	399,783
Devon Town													
April 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Fort Saskatchewan City													
April 2016	0	0.0	3	60.0	1	20.0	0	0.0	1	20.0	5	0	533,800
April 2015	7	35.0	5	25.0	3	15.0	3	15.0	2	10.0	20	430,000	507,300
Year-to-date 2016	8	20.0	19	47.5	10	25.0	2	5.0	1	2.5	40	465,000	471,468
Year-to-date 2015	13	19.4	29	43.3	15	22.4	7	10.4	3	4.5	67	480,000	498,060
Gibbons Town													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
April 2016	9	33.3	13	48.1	5	18.5	0	0.0	0	0.0	27	425,000	446,380
April 2015	8	34.8	10	43.5	4	17.4	1	4.3	0	0.0	23	430,000	449,027
Year-to-date 2016	16	23.5	31	45.6	14	20.6	4	5.9	3	4.4	68	465,000	478,986
Year-to-date 2015	33	34.4	42	43.8	17	17.7	3	3.1	1	1.0	96	430,000	443,595
Leduc County													
April 2016	0	0.0	2	16.7	4	33.3	3	25.0	3	25.0	12	635,000	615,605
April 2015	1	20.0	0	0.0	1	20.0	1	20.0	2	40.0	5	0	721,780
Year-to-date 2016	5	14.7	7	20.6	7	20.6	6	17.6	9	26.5	34	600,000	585,082
Year-to-date 2015	4	18.2	7	31.8	1	4.5	3	13.6	7	31.8	22	0	624,141
Morinville Town													
April 2016	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	0	381,414
April 2015	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	376,725
Year-to-date 2016	9	75.0	3	25.0	0	0.0	0	0.0	0	0.0	12	0	381,414
Year-to-date 2015	12	63.2	5	26.3	1	5.3	1	5.3	0	0.0	19	0	404,635

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	0	0
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	2	25.0	0	0.0	1	12.5	0	0.0	5	62.5	8	0	0
Year-to-date 2015	1	5.9	1	5.9	0	0.0	4	23.5	11	64.7	17	800,000	892,006
Spruce Grove City													
April 2016	6	37.5	6	37.5	2	12.5	1	6.3	1	6.3	16	422,500	467,086
April 2015	3	18.8	7	43.8	5	31.3	1	6.3	0	0.0	16	487,500	478,575
Year-to-date 2016	13	17.8	32	43.8	16	21.9	6	8.2	6	8.2	73	475,000	497,036
Year-to-date 2015	30	24.4	42	34.1	34	27.6	12	9.8	5	4.1	123	485,000	488,736
St. Albert City													
April 2016	0	0.0	0	0.0	1	10.0	6	60.0	3	30.0	10	655,000	683,820
April 2015	0	0.0	3	37.5	1	12.5	0	0.0	4	50.0	8	0	666,056
Year-to-date 2016	0	0.0	7	15.9	7	15.9	13	29.5	17	38.6	44	660,000	703,457
Year-to-date 2015	0	0.0	8	13.1	9	14.8	8	13.1	36	59.0	61	717,500	721,783
Stony Plain Town													
April 2016	0	0.0	3	50.0	1	16.7	1	16.7	1	16.7	6	0	566,617
April 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	2	11.1	8	44.4	1	5.6	4	22.2	3	16.7	18	0	534,931
Year-to-date 2015	6	33.3	7	38.9	4	22.2	0	0.0	1	5.6	18	0	428,129
Strathcona County													
April 2016	0	0.0	2	11.8	7	41.2	1	5.9	7	41.2	17	570,000	925,000
April 2015	0	0.0	1	6.7	9	60.0	1	6.7	4	26.7	15	580,000	706,800
Year-to-date 2016	1	1.1	20	22.7	29	33.0	12	13.6	26	29.5	88	550,000	707,544
Year-to-date 2015	2	3.1	14	21.9	25	39.1	6	9.4	17	26.6	64	565,000	723,813
Sturgeon County													
April 2016	6	50.0	0	0.0	0	0.0	1	8.3	5	41.7	12	445,000	522,917
April 2015	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2016	11	26.8	4	9.8	5	12.2	5	12.2	16	39.0	41	620,000	646,463
Year-to-date 2015	2	6.9	8	27.6	7	24.1	2	6.9	10	34.5	29	590,000	675,593
Remainder of the CMA													
April 2016	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	0	0
April 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2016	6	85.7	0	0.0	0	0.0	0	0.0	1	14.3	7	0	0
Year-to-date 2015	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	0	0
First Nations													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
April 2016	72	16.0	127	28.2	119	26.4	53	11.8	80	17.7	451	520,000	579,623
April 2015	55	10.6	101	19.5	175	33.8	77	14.9	109	21.1	517	560,000	665,523
Year-to-date 2016	251	14.7	479	28.0	474	27.7	221	12.9	284	16.6	1,709	525,000	578,280
Year-to-date 2015	271	13.2	553	26.9	582	28.4	267	13.0	379	18.5	2,052	530,000	607,032

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2016

Submarket	April 2016	April 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	589,620	707,935	-16.7	584,184	629,172	-7.2
Beaumont Town	445,433	465,314	-4.3	457,488	503,695	-9.2
Calmar Town	-	445,020	n/a	-	399,783	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	533,800	507,300	5.2	471,468	498,060	-5.3
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	446,380	449,027	-0.6	478,986	443,595	8.0
Leduc County	615,605	721,780	-14.7	585,082	624,141	-6.3
Morinville Town	381,414	376,725	1.2	381,414	404,635	-5.7
Parkland County	-	-	n/a	-	892,006	n/a
Spruce Grove City	467,086	478,575	-2.4	497,036	488,736	1.7
St. Albert City	683,820	666,056	2.7	703,457	721,783	-2.5
Stony Plain Town	566,617	-	n/a	534,931	428,129	24.9
Strathcona County	925,000	706,800	30.9	707,544	723,813	-2.2
Sturgeon County	522,917	-	n/a	646,463	675,593	-4.3
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	579,623	665,523	-12.9	578,280	607,032	-4.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
April 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	763	-22.7	1,363	2,622	2,983	45.7	368,973	7.4	378,041
	February	1,044	-16.7	1,361	2,731	2,905	46.9	359,392	0.7	364,721
	March	1,641	-6.1	1,504	3,578	2,947	51.0	371,118	3.5	365,284
	April	1,820	-13.3	1,498	3,788	2,944	50.9	373,526	3.0	367,182
	May	1,999	-10.6	1,599	3,718	2,751	58.1	377,519	2.5	366,046
	June	2,244	2.6	1,600	3,679	2,722	58.8	375,622	2.2	366,415
	July	2,018	-3.0	1,641	3,555	2,971	55.2	369,273	2.7	367,067
	August	1,684	-3.0	1,622	3,259	3,174	51.1	366,286	1.1	365,482
	September	1,632	-8.2	1,555	3,111	3,106	50.1	363,847	-1.0	363,429
	October	1,349	-16.3	1,518	2,554	2,915	52.1	369,793	2.8	376,636
	November	1,224	-4.4	1,563	2,093	3,205	48.8	365,245	-3.3	370,920
	December	809	-6.0	1,404	1,419	3,484	40.3	359,333	1.0	368,706
2016	January	700	-8.3	1,312	2,667	3,153	41.6	339,397	-8.0	346,893
	February	934	-10.5	1,193	2,982	3,011	39.6	357,718	-0.5	364,797
	March	1,524	-7.1	1,361	3,515	2,879	47.3	374,696	1.0	367,373
	April	1,692	-7.0	1,475	3,760	3,016	48.9	370,789	-0.7	367,072
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,448	-13.6		8,931			367,093	3.6	
	Q1 2016	3,158	-8.4		9,164			361,850	-1.4	
	YTD 2015	5,268	-13.5		12,719			369,315	3.4	
	YTD 2016	4,850	-7.9		12,924			364,968	-1.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2016

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64	91.7	133.4	777	6.5	74.7	1,098
	February	561	3.14	4.64	91.7	133.3	778	6.8	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	782	6.9	75.3	1,113
	April	561	3.14	4.64		135.0	784	7.0	75.5	1,127
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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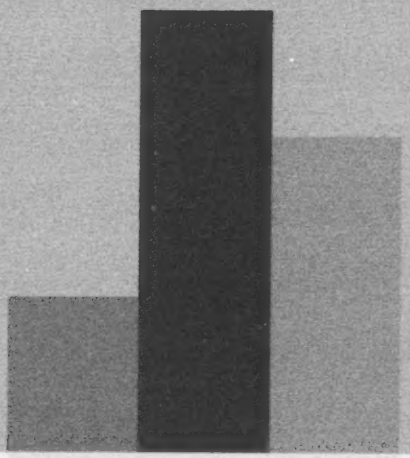

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